

ZT-12-2008
West Valley City

The following application was continued from the October 22, 2008 hearing to allow time for staff to revise the proposed requirements for converting parking spaces in single or two-family dwellings. The proposed amendment to Sections 7-9-108 and 7-14-104 of the West Valley City Municipal Code regarding parking access and conversions for single or two-family dwellings.

Issues:

Staff feels language should be added to section 7-9-108 that would require a minimum width for an access to detached parking in the rear yard of a home. The language proposed is as follows:

- (2) Access drives for single or two-family dwellings with detached garages, carports or other parking areas located in the rear yard of the dwelling, which provide the minimum required parking spaces, shall be at minimum of 10' wide and improved per section 7-9-115 of the West Valley City Code.

This amendment also includes a change to section 7-14-104. The proposed amendment outlines requirements for converting parking spaces in single or two-family dwellings. Staff has typically required that whenever parking is converted to other uses that whatever is taken away, must be replaced some place else on the property. The text change to the ordinance will clarify this in more detail for residents of West Valley City as follows:

- (c) Any conversion of the required minimum off-street parking spaces to non-parking uses shall comply with the following standards.
 - (i) Homes constructed prior to March 3, 1998 must provide a minimum of 2 parking spaces per unit, located on hard-surfacing out of the front yard setback per section 7-9-104 of the West Valley City Municipal Code.
 - (ii) Homes constructed after to March 3, 1998 must provide a double car garage with interior minimum dimensions of 20 feet by 20 feet per section 7-14-105(3)(h) of the West Valley City Municipal Code.
 - (iii) The replacement parking shall be completed prior to the issuance of a certificate of occupancy for the converted parking space.
 - (iv) The replacement parking shall be continuously maintained and readily accessible from a public right-of-way.
 - (v) The access to the replacement parking shall be completed per chapter 7-9 of the West Valley Municipal Code.
 - (vi) If a garage door is present, it shall be removed along with and all necessary

remnants, and the garage door opening finished with building materials and design details to match the existing house.

- (vii) If the converted area is to be used for living space, it must be directly attached to the living space within the dwelling with an internal door or internal hallway connection.
- (viii) Parking conversions constructed prior to ORDINANCE EFFECTIVE DATE with a building permit are considered legal non-conforming.
- (ix) Parking conversions undertaken without a building permit, regardless of when it occurred, are considered illegal and construction of replacement parking may be required.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

West Valley City

Discussion: There was no discussion.

Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval as written.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	yes
Commissioner Matheson	yes
Commissioner Mills	yes
Chairman Woodruff	yes

Unanimous - ZT-12-2008 – Approved